



- | | | LAND USE AND DENSITY TABLE | | | | |
|-------|----------------|----------------------------|-------------|---------------|------------------|--------------------|
| UNIT | LAND USAGE | ACREAGE (GROSS) | FLOOD PLAIN | ACREAGE (NET) | # OF LOT'S/EDITS | DENSITY (Lots/Ac.) |
| 18 | COMMERCIAL | 45.25 | 0.00 | 45.25 | — | — |
| 19 | COMMERCIAL | 29.83 | 0.00 | 29.83 | — | — |
| 20&21 | RESIDENTIAL | 148.75 | 8.72 | 140.03 | 453 | 3.05 |
| 22 | RESIDENTIAL | 54.81 | 0.00 | 54.81 | — | — |
| 23A | RESIDENTIAL | 42.00 | 0.00 | 42.00 | 108 | 3.85 |
| 23B | RESIDENTIAL | 31.91 | 0.00 | 31.91 | 119 | 3.73 |
| 23C | RESIDENTIAL | 31.91 | 0.00 | 31.91 | 119 | 3.73 |
| 23D | RESIDENTIAL | 32.08 | 0.00 | 32.08 | 118 | 3.64 |
| 24 | AMENITY CENTER | 12.83 | 0.00 | 12.83 | — | — |
| 25 | AMENITY CENTER | 36.46 | 0.00 | 36.46 | 75 | 2.06 |
| 26 | SCHOOL | 20.15 | 0.44 | 19.71 | — | — |
| 27 | SCHOOL | 24.79 | 3.64 | 21.15 | — | — |
| 28 | RESIDENTIAL | 24.79 | 3.64 | 21.15 | 70 | 2.82 |
| 29&33 | RESIDENTIAL | 63.46 | 0.00 | 63.46 | 257 | 4.05 |
| 30 | RESIDENTIAL | 42.00 | 0.00 | 42.00 | 113 | 3.73 |
| 31 | RESIDENTIAL | 51.34 | 15.35 | 35.99 | 93 | 3.81 |
| 32 | RESIDENTIAL | 42.00 | 0.00 | 42.00 | — | — |
| 33 | COMMERCIAL | 24.79 | 0.00 | 24.79 | — | — |
| 36 | COMMERCIAL | 16.30 | 0.00 | 16.30 | — | — |
| 37A | RESIDENTIAL | 26.04 | 1.40 | 24.64 | 52 | 3.43 |
| 37B | RESIDENTIAL | 20.03 | 4.64 | 15.39 | 72 | 3.84 |
| 37C | RESIDENTIAL | 36.46 | 0.72 | 35.74 | 125 | 3.43 |
| 37D | RESIDENTIAL | 36.46 | 0.72 | 35.74 | 125 | 3.43 |
| 38 | RESIDENTIAL | 25.41 | 0.84 | 24.57 | 99 | 3.90 |
| 39 | RESIDENTIAL | 35.41 | 20.38 | 15.03 | 68 | 1.46 |
| 39B | RESIDENTIAL | 32.64 | 0.31 | 32.33 | 121 | 2.67 |
| 40A | RESIDENTIAL | 3.31 | 2.22 | 6.09 | 15 | 1.81 |
| 40B | RESIDENTIAL | 28.71 | 0.77 | 27.94 | 77 | 2.68 |
| 41A | RESIDENTIAL | 28.71 | 8.54 | 20.17 | 77 | 2.68 |
| 41B | RESIDENTIAL | 9.97 | 0.63 | 9.34 | 44 | 4.88 |
| 41C | RESIDENTIAL | 24.79 | 0.24 | 24.55 | 81 | 3.01 |
| 41D | RESIDENTIAL | 25.10 | 10.50 | 14.60 | 63 | 2.51 |
| 42 | COMMERCIAL | 10.84 | 0.00 | 10.84 | — | — |
| 43 | COMMERCIAL | 20.56 | 2.36 | 18.20 | — | — |
| 44A | RESIDENTIAL | 3.69 | 0.56 | 3.13 | 11 | 2.98 |
| 44B | RESIDENTIAL | 14.78 | 0.78 | 14.00 | 37 | 2.98 |
| 44C | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44D | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44E | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44F | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44G | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44H | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44I | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44J | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44K | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44L | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44M | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44N | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44O | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44P | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44Q | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44R | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44S | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44T | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44U | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44V | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44W | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44X | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44Y | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 44Z | RESIDENTIAL | 2.43 | 0.00 | 2.43 | 10 | 4.12 |
| 45 | AMENITY CENTER | 10.19 | 4.78 | 5.41 | — | — |

11. COMMERCIAL TRACTS ADJACENT TO STREET A SHALL PROVIDE SHARED CROSS-ACCESS.
12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
13. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORAGE WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. **PULTE HOMES OF TEXAS, L.P.**

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE ADJACENT PROPERTY.

A 40'-FOOT RIGHT-OF-WAY FOR ROAD PURPOSES
(VOL. 3795, PGS. 144-145 D.P.R.)

B DRAINAGE EASEMENT
10' X 20' PAVEMENT TRACT TO J-BANK RAMP
(VOL. 5580, PGS. 214-218 D.P.R.)

C 10' X 20' PAVEMENT TRACT TO J-BANK RAMP
(VOL. 5580, PGS. 214-218 D.P.R.)

D 10' X 20' PAVEMENT TRACT TO J-BANK RAMP
(VOL. 5580, PGS. 214-218 D.P.R.)

E 20' DRAINAGE EASEMENT
(VOL. 5580, PGS. 214-218 D.P.R.)

F 20' DRAINAGE EASEMENT
(VOL. 5580, PGS. 214-218 D.P.R.)

G 10'-FOOT RIGHT-OF-WAY AGREEMENT
(VOL. 5580, PGS. 348-352 D.P.R.)

H 50' WIDTH - VOID
(VOL. 6375, PGS. 445-448 D.P.R.)

I 30' WIDTH - VOID
(VOL. 6375, PGS. 445-448 D.P.R.)

K 135'-FOOT EASEMENT AND RIGHT-OF-WAY
(VOL. 7000, PGS. 7-8 D.P.R.)

L 10' X 300' ELECTRIC EASEMENT
(VOL. 7000, PGS. 7-8 D.P.R.)

N 135'-FOOT WIDE TRANSFORMER LINE EASEMENT
(VOL. 7000, PGS. 7-8 D.P.R.)

O ELECTRIC EASEMENT
(VOL. 7000, PGS. 7-8 D.P.R.)

P DRAINAGE EASEMENT
(VOL. 7000, PGS. 7-8 D.P.R.)

Q EASEMENT
(VOL. 8000, PGS. 153 D.P.R.)

R DRAINAGE EASEMENT
(VOL. 8000, PGS. 153 D.P.R.)


PROPERTY OWNERSHIP:

1. EDWARD S. GUSTLEY ET AL.
2. JESUS ACERO AND JENNIFER LEMA-ACERO
3. MINNIE O. RICH
4. JAMES AND DOROTHY CASTAÑEDA
5. RAYMOND AND APRIL M. MARTINEZ
6. JAMES R. RACK
7. JAYVAR DEVELOPMENT CO.
8. JAMES R. RACK
9. JOSEPH F. III AND SANDRA DOTY
10. RUBY WUNDER
11. LINDA BOGGS
12. KRISTOPHER HETZEL
13. A. AND LAURA E. SCHLOTTFELDMEYER C/S VETERANS
14. VICTOR E.P. HAUZAN
15. EDE GONZALES
16. SANDRA PEREZ SOUTER
17. XAVIER T. REVELLES
18. JAMES A. JR. AND ANITA K. THARP
19. LENELE
20. GARRELL AND ROBIN L. FLORES
21. JOHN AND JOHNNIE JOHNSTON
22. ELOISE C. LOPEZ
23. MALCOLM AND JUDY MONGER
24. RANDY AND LILLIE BROWNHAWK
25. STEPHEN SHER AND GEORGIA HORWATH
26. STATE
27. CITY PUBLIC SERVICE
28. JAMES AND SUELYN JAYR MITCHELL
29. GERALDINE C. DAHLGUST
30. FANNIE
31. MICHAEL K. AND KATHLEEN A. GORE
32. EUGENE AND ROSA A. MACHO
33. KEVIN W. AND ELISABETH WILSON
34. CURTIS F. AND ANNETTE CARR

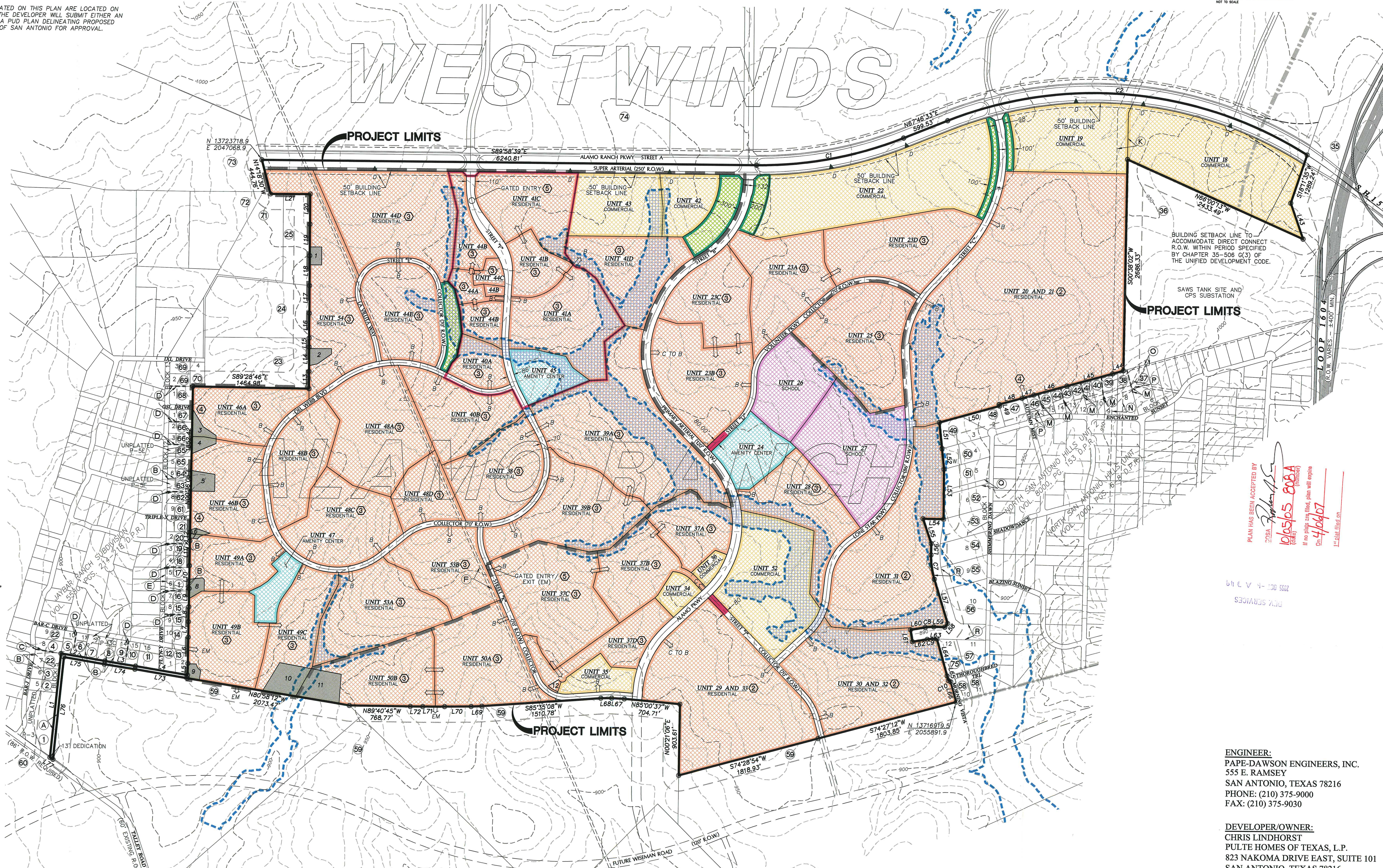
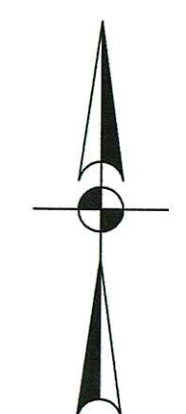
LINE DATA			LINE DATA		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1059.21	S89°12'48"E	L1	1059.21	S89°12'48"E
L2	568.53	S80°31'48"E	L2	568.53	S80°31'48"E
L3	1059.21	S89°12'48"E	L3	1059.21	S89°12'48"E
L4	666.69	S80°31'48"E	L4	666.69	S80°31'48"E
L5	142.12	N03°01'42"E	L5	142.12	N03°01'42"E
L6	1059.21	S89°12'48"E	L6	1059.21	S89°12'48"E
L7	189.17	S01°13'00"E	L7	189.17	S01°13'00"E
L8	1059.21	S89°12'48"E	L8	1059.21	S89°12'48"E
L9	244.29	N03°01'42"E	L9	244.29	N03°01'42"E
L10	260.38	N03°01'42"E	L10	260.38	N03°01'42"E
L11	1059.21	S89°12'48"E	L11	1059.21	S89°12'48"E
L12	106.48	S01°13'00"E	L12	106.48	S01°13'00"E
L13	1059.21	S89°12'48"E	L13	1059.21	S89°12'48"E
L14	310.76	N03°01'42"E	L14	310.76	N03°01'42"E
L15	116.80	N03°01'42"E	L15	116.80	N03°01'42"E
L16	1059.21	S89°12'48"E	L16	1059.21	S89°12'48"E
L17	350.60	N03°01'42"E	L17	350.60	N03°01'42"E
L18	1059.21	S89°12'48"E	L18	1059.21	S89°12'48"E
L19	389.44	N03°01'42"E	L19	389.44	N03°01'42"E
L20	1059.21	S89°12'48"E	L20	1059.21	S89°12'48"E
L21	501.71	S89°12'48"E	L21	501.71	S89°12'48"E
L22	486.70	S71°24'36"E	L22	486.70	S71°24'36"E
L23	1059.21	S89°12'48"E	L23	1059.21	S89°12'48"E
L24	567.63	S71°24'36"E	L24	567.63	S71°24'36"E
L25	1059.21	S89°12'48"E	L25	1059.21	S89°12'48"E
L26	155.30	S71°24'36"E	L26	155.30	S71°24'36"E
L27	286.87	S71°24'36"E	L27	286.87	S71°24'36"E
L28	1059.21	S89°12'48"E	L28	1059.21	S89°12'48"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1901.05'	4986.11'	962.65'	221°44'48"	1889.13'	N78°33.57'E
C2	4732.07'	5000.00'	2560.03'	54°31'32"	4557.45'	S88°08.41'E
C3	313.81'	1012.00'	158.17'	77°46'00"	312.55'	S09°12.46'E
C8	108.82'	580.00'	64.67'	104°50'00"	108.66'	S89°31.10'W
C9	79.74'	425.00'	39.99'	104°50'00"	79.62'	S89°31.10'W
C10	39.27'	205.00'	25.00'	90°00'00"	15.36'	

DRAINAGE NOTES

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 3,163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS (CARACOL CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR ADJACENT SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL: 

DETENTION POND PRELIMINARY SIZING	
DETENTION POND	AREA (ACRES)
1	0.785
2	1.031
3	1.093
4	1.018
5	1.646
6	0.285
7	0.166
8	0.875
9	0.646
10	3.688
11	4.078
12	0.292



PLAN HAS BEEN ACCEPTED BY
 205A Robert A. Lee
 (Signature)
06/05/05 805A
 (Date) (Number)
 no plate are filed, plan will expire
 on 4/06/07
 (Date filed on)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
CHRIS LINDHORST
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: (210) 496-2066

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

ALAMO RANCH
1,693.0 ACRE TRACT
MASTER DEVELOPMENT PLAN

MDP # 808A

JOB NO. 5629-30

DESIGNER AKP

CHECKED: CLM DRAWN: ALK

0.0000



CITY OF SAN ANTONIO

October 5, 2005

Shauna Weaver, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey,
San Antonio, TX 78216

Re: Alamo Ranch Subdivision (Amending)

MDP # 808-A

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed **Alamo Ranch Subdivision (Amending)**. Master Development Plan M.D.P. # 808-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **Historic Preservation:** If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified
- The DSD – **Traffic Impact Analysis & Streets Division** has reviewed the submittal for the PUD plan Alamo Ranch Del Webb PUD Ph-1. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located within the Alamo Ranch MDP, TIA number 2005TIA0814.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Alamo Ranch Del Webb PUD Ph-1, at no cost to the City of San Antonio:

All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Parks – Open Space: Recommend approval of Alamo Ranch Master Development Plan with the following conditions:

1. For Units 20/21, 30/32, 29/33, and 31, park fees or park plans be submitted with each individual plat as stated in formal letter.
 2. For Units 23(A-D), 25, 28, 37(A-D), and 50(A-B) a detailed list of amenities will be provided for the amenity center in Unit 24 at time of platting as stated in formal letter.
 3. Unit 24 be platted by second phase for Units 23(A-D), 25, 28, 37(A-D), and 50(A-B) per UDC Section 35-503(f)(2) to fulfill park/open space requirements.
 4. For Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A-E), 46(A-B), 48(A-D), 49(A-C), 53(A-B), and 54 within the Del Webb community a detailed list of amenities will be provided for the amenity center in Units 45 and 47 at time of platting as stated in formal letter
 5. Units 45 and/or 47 be platted by second phase for Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A-E), 46(A-B), 48(A-D), 49(A-C), 53(A-B), and 54 per UDC Section 35-503(f)(2) to fulfill park/open space requirements.
- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.
 - I would encourage you to work closely with the school district, so that they can plan accordingly.

The Bexar County Infrastructure Service Department has reviewed the revision to the Alamo Ranch Subdivision located north of Loop 1604 and west of the extension of Alamo Ranch Parkway. The revised land uses occur along the extension of Street F from a 1,923 dwelling unit residential planned unit development into a 1,942 dwelling unit senior adult community. The commercial tract adjoining the entrance to the proposed senior adult community will decrease approximately 15 acres.

The following improvements will be provided by the developer prior to completion of the Alamo Ranch Subdivision:

- Alamo Ranch Parkway (SH 151) is not designated as a state highway west of Loop 1604, however it will be extended west of Loop 1604 as a four lane divided Super Arterial with a minimum of 250 feet right-of-way.
- Alamo Parkway is classified as a primary arterial with 120 feet right-of-way, and will be extended through this development as a four lane divided roadway.
- Street F will be a loop road within the senior adult community, and will be constructed as a four lane divided roadway with turn lanes provided at all internal intersections.
- The primary gated entry of Street F shall provide for appropriate queue storage and turn around capacity for the full build out of the senior adult community. If queuing at the main entrance interferes with the public roadway system, then Bexar County reserves the right to require appropriate action to eradicate the problem.
- Roadway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

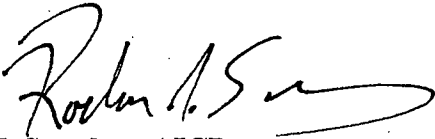
It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Ms. Weaver
October 5, 2005
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County